002.0	0001	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	664,500	/	664,500
USE VALUE:	664,500	/	664,500
ASSESSED:	664,500	/	664,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTOLOME REMEDIOS & JAMIE R
Owner 2:	
Owner 3:	
Street 1:	103 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARTOLOME REMEDIOS -
Owner 2:	-
Street 1:	103 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4375.000	223,500		441,000	664,500
Total Card	0.100	223,500		441,000	664,500
Total Parcel	0.100	223,500		441,000	664,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.13 | /Parcel: 526.13

Legal Description

User Acct: 1358

GIS Ref:

GIS Ref:

Insp Date: 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,500	0	4,375.	441,000	664,500		Year end	12/23/2021
2021	101	FV	216,800	0	4,375.	441,000	657,800		Year End Roll	12/10/2020
2020	101	FV	216,800	0	4,375.	441,000	657,800	657,800	Year End Roll	12/18/2019
2019	101	FV	187,500	0	4,375.	468,600	656,100	656,100	Year End Roll	1/3/2019
2018	101	FV	187,500	0	4,375.	341,800	529,300	529,300	Year End Roll	12/20/2017
2017	101	FV	187,500	0	4,375.	297,700	485,200	485,200	Year End Roll	1/3/2017
2016	101	FV	187,500	0	4,375.	253,600	441,100	441,100	Year End	1/4/2016
2015	101	FV	176,800	0	4,375.	248,100	424,900	424,900	Year End Roll	12/11/2014

!135!

PRINT

Date	Time
12/29/21	18:03:18

LAST REV

Date	Time
10/23/17	09:19:16
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTOLOME REME	1385-61		6/10/2010	Convenience	99	No	No		
	799-104		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	1358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/20/1999	Meas/Inspect	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4375		Sq. Ft.	Site		0	80.	1.26	1									441,000						441,000	

Total AC/HA:	0.10044	Total SF/SM:	4375	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323852
Depreciation:	100394
Depreciated Total:	223458

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

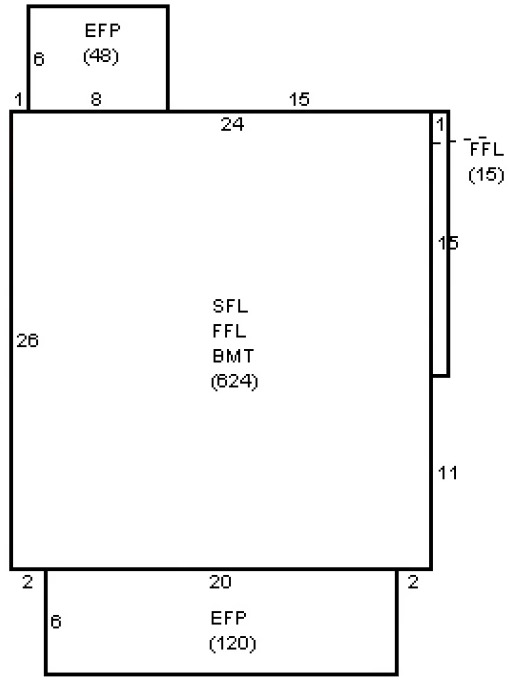
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	108.76
Final Total:	223500	Val/Su SzAd	176.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	639	180.410	115,282
BMT	Basement	624	54.120	33,773
SFL	Second Floor	624	180.410	112,576
EFP	Enclos Porch	168	42.990	7,223

Net Sketched Area:	2,055			Total:	268,854
Size Ad	1263	Gross Area	2055	FinArea	1263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	